

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
October 20, 2011

Present: Sally Monigle, Chairperson
Doug Heckrotte*
Dorsey Fiske
Tom McDowell
Bill Hentkowski

Ms. Monigle called the meeting to order at 5:05 p.m. Roll call followed.

*Mr. Heckrotte left the meeting at 7:35 p.m.

OLD APPLICATIONS

P. Gambacorta, 401-405 Williams Street

Returning with fenestration details and changing rear deck/patio details.

Discussion: Wood window cut sheets were circulated to HAC members via an email from Mr. (Jeff) Bergstrom. Mr. Bergstrom indicated his approval of the cut sheets in that email (to be attached to application/approval). If stucco is used it should be smooth, not the antique-style type. Using natural colors would be fine. The applicant is to provide a sample if the stucco color is other than natural.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with reference to the (cut sheets) window email and increasing the size of the platform at the back of the building. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

L. Fontana, 46 East 4th Street

Returning with fenestration details.

Discussion: The applicants were commended on the work they are doing on this property. It has come to the attention of HAC that incorrect materials (vinyl) are being used on this property. The applicant explained they are following the guidelines from the City website. Mr. Heckrotte said they work with the litany and those guidelines and that they are consistent. *(The applicant acknowledged he received a copy of the litany when they applied for a permit.)* The windows on this property have been previously discussed and Mr. Heckrotte is confident that the applicants were informed that wood must be used. According to Mr. McDowell the contractor should know that only wood is approved to be used. Ms. Monigle asked fellow HAC members if they would approve the windows on the street (front) side replaced and windows on the alley to remain in place. Mr. McDowell expressed concern with setting a precedent. Mr. Heckrotte was not supportive of the suggestion. *(The applicant was given a copy of the litany and acknowledged he already had the document.)*

Action: Mr. Heckrotte made a motion to affirm HAC's previous approvals of this application using wood windows (2 over 2) on the whole house in accordance with the litany and our standard practice in this town. *(The co-applicant said the word "wood" was not mentioned on the HAC certificate, only 2 over 2 windows.)* The work that was approved at the 6/16/11 meeting was reviewed using the minutes from that meeting. The minutes of the 7/21/11 meeting were not available to review work that was approved at that meeting. Mr. McDowell seconded the motion.

Disposition: Mr. Hentkowski abstained from voting until he can listen to the meeting recordings. The consensus of HAC was to listen to the recordings before rendering a decision.

J. Day, 100 West 3rd Street

Returning with fenestration details.

Discussion: The contractor, Dan Burris, informed that in the middle of construction the window manufacturer went out of business. They are returning to HAC with a curved wood window and brought samples of stucco and brick colors, and shingles. The homeowner was asked to provide larger samples of shingles to HAC in between meetings. Stucco is to be a smooth finish. Mortar color was discussed. The contractor will have a mock up of the brick and stucco at the site for HAC to view. The outside front door will be a standard six-panel wood (MDO) door with outside transom side lights around the door from the bottom sill style and matches the door and side light. *(A drawing of the door was circulated and discussed.)* A catalog cut of both designs that were discussed was requested in between meetings before making a decision. The windows are wood and a catalog cut was presented. Mr. Heckrotte questioned the size of the windows. *(Discussion followed.)* Dormers—according to Mr. Burris he has to follow the energy code and install R19 insulation. *(Discussion followed about the amount of insulation to be installed.)* Mr. Heckrotte said what is shown on the drawing may not be something that can be built and wants the contractor to draw the building exactly the way they intend to build it, then have the drawing circulated in between meetings to HAC. Muttons are $\frac{3}{4}$ " or $\frac{7}{8}$ " and are wood, simulated divided grade window. A catalog cut of the garage door was circulated.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with reference to the catalog cuts and submittals which have been given to HAC. Three (3) things are in question, pending approval of brick and mortar sample (to be seen this week), larger size sample of two (2) types of shingles, and two (2) drawings depicting transom design on front door.

Mr. Burris informed that the owner would like to finish off the basement in the future. To do that they have to put in escape wells to have an escape route out of the basement. The wells would be located on the left side of the front of the house (party line). There will be two (2) window wells. They are not visible, are below grade, and have a generic cover. Ms. Monigle added that Mr. Bergstrom has no problem with the way they will be installed and grated. *(Discussion.)* A catalog cut was requested. *(There was additional discussion about the mortar color.)* **Mr. McDowell seconded the motion.**

Disposition: The motion was passed with four (4) in favor and one (1) recusal (Hentkowski) because of his involvement with the building.

NEW APPLICATIONS

State of Delaware, 10 Market Street (Sheriff's House)

Exterior restoration of the stonework, windows, doors and exterior wood work. Temporary roof over the cell will be removed and the existing roof and skylight restored.

Discussion: Mr. Bernardon Haber of Holloway Architects LLC presented. Photos were circulated. The work involves minimal interior work, exterior restoration, and making the building weather tight. They anticipate the work to begin in spring 2012. They plan to bid the project in November and have a contractor in place by end of the year. The scope of work was detailed and discussed. Samples of materials will be submitted for approval. Mr. (Jim) Meek expressed concern with the electro abrasion technique mentioned for cleaning pollutants and paint from the building. Mr. Haber informed that 35 psi is planned and will be tested before going forward with the work.

Action: Mr. Heckrotte made a motion to vote on the application as submitted (for preliminary approval). Ms. Fiske seconded the motion.

Disposition: The motion was approved.

A. Ciuffetelli, 419 Delaware Street

Build 10X12 shed with 8' addition adjacent to shed (6'X8') for firewood storage.

Discussion: All wood materials will be used. Cedar lap siding is planned. Doors will be made of cedar panels and the roof will be standing metal seam. The shed is open side and will be built on a wooden floor supported by concrete piers.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed. The siding is understood to be cedar lap siding, roofing is approved in wood shingles (not shakes), a standing seam roof, or an asphalt type roof (weathered wood blend), windows are wood, doors are board and batten, remove the dog ears on the wood shed (square corners), and the structure will be a foot off the ground on its own floor framing with piers, there are also fascias. The pitch of the roof has to be at least 8/12, but 12/12 is fine. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

J. Meek, 30 The Strand

Spot point a few bad areas on rear side wall.

Discussion: Gary Rullo will be the mason and will use soft-line mortar. He will attempt to match the existing mortar. The primary problem is in the rear portion of the house where the mortar is eaten away 1/3-1/2 the width of the brick. The area effected is about 6'X6' square feet.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

B. Flannigan, 417 Delaware Street

Existing roof is asphalt roofing. Proposed is rolled granulated approx. 9'X16'.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Mr. McDowell seconded the motion.

Disposition: The motion was approved.

M. Wolfe, 153 East 3rd Street

Request for a storm door on front.

Action: Mr. McDowell made a motion to accept the storm door providing it is a clear view glass, wood frame door. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

E. Nickle, 141 East 3rd Street

Remove loose mortar where necessary. Remove step treads, rebuild step treads and some riser brick if necessary. Repoint steps, landing and walkway. *(The work has already been done because it was a safety hazard.)*

Action: Ms. Fiske made a motion to approve the application. Mr. McDowell seconded the motion.

Disposition: The motion was approved.

C. Toner, 138 East 3rd Street

Repair/replace window and sills in kind and also trim on front door.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

R. Poskitt, 17 The Strand

Brick pointing.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved.

G. Rill, 60 West 4th Street

Addition of storm door to main entrance.

Discussion: *(The applicant was given a copy of the litany.)* There was some confusion about the type of door being requested. *(Discussion followed.)*

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed meaning a wood frame storm door. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

K. Zane, 45 West 5th Street

Tearing down old garage and building new garage per plans.

Discussion: There is a difference in the size, same as the footprint of the current garage and it will extend out to the back of the existing shed (7'X8'). They will use horizontal wood siding, possibly German lap siding. The pitch needs to be where the old roof was. There will be a full foundation and a slab. They will be driving into the garage. The shed sits on the property line and the garage is slightly off the property line. Fire-resistant sheathing will likely be suggested for the party wall. Windows will be wood and the garage door can be plated to make it look old.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed (wood), suggestion that the door be plated and the pitch be raised, shingles per the litany. Mr. McDowell seconded the motion.

Disposition: The motion was approved.

EMERGENCY REPAIRS:

B. Gordon, 106 West 3rd Street

Replace wood floor of front porch with wood. Floor is rotted and dangerous.

Action: Mr. McDowell made a motion to approve the application as submitted. Mr. Heckrotte seconded the motion.

Disposition: The motion was approved.

G. Mayhew, 17 East 5th Street

Spot point front and chimney.

Discussion: There is moisture penetrating the bedroom and a front wall under a window. Discussion followed about the type of sealant to be used and the homeowner is comfortable with the product to be used.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

M. Alfree, 203 Harmony Street

Replace existing roofs with EPDM roof system.

Discussion: This is a flat roof.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

R. Clark, 71 West 4th Street

Replacing back windows in kind. (*Work has already been done.*)

Discussion: The windows the homeowner replaced are not wood, they are vinyl, which does not meet historic standards. The homeowner explained there has been a constant leak that was determined to be associated with a window and he wanted to get the problem remedied as quick as possible to avoid further damage to the interior of the home. He further explained there was a provision in the regulation dating to the mid 1970s that the front easement and the side easement (running parallel to South Street) had to be wood, but that the rear elevation did not have to be wood and that vinyl could be used. The original window was wood frame but rotted and was replaced about two (2) years ago with a vinyl clad window. The homeowner did not obtain a permit for that work. That vinyl clad window has now been replaced in kind with another vinyl window. Mr. Heckrotte said the only facades that are not under HAC's purview are those whose front space face the historic district but the backs do not. This home is entirely in the historic district; therefore, HAC would not have approved vinyl windows had the homeowner requested them. Ms. Monigle noted that HAC tries to preserve the sense and appearance of the historic community (brick, wood, some stucco). The homeowner said he has had vinyl siding on the elevation of his home for 20 years and Mr. Heckrotte stated that vinyl siding is not acceptable. The homeowner said both of his neighbors have unacceptable windows and asked if action would be taken against them. (*Neither neighbor has come before HAC for windows.*) Ms. Monigle said HAC can only address this property and it was agreed that more enforcement is needed. According to Mr. Heckrotte, homeowners can build something in town that isn't Colonial, Victorian or any other style, but it needs to be in keeping with HAC's guidelines which state that wood is to be used.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the replacement windows will be painted wood in accordance with HAC's litany, meaning the existing windows and the windows that were two (2) years old are wrong, and we request that in the current condition that they should be replaced. Mr. McDowell seconded the motion.

Disposition: The motion was approved with Mr. Heckrotte reiterating the windows can be replaced but need to be replaced with wood.

H. Patchak, 28 East 4th Street

Replace glass furnace and air conditioner with Lenox A/C (units going in same unit).

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

Consultation

MSC -- Mr. Chip Patterson of MSC showed a photo of the current condition of windows on their building. Seven (7) windows need to be replaced. He plans to use energy-efficient windows. Thermo pane windows are acceptable and asked if it is necessary to have divided lights on this building. Mr. Heckrotte said it is not necessary and that single pane over single pane is fine. A sample of the type of window (vinyl clad) being suggested was presented and discussed.

Delaware History Trail Sign Placement – Ms. Cindy Snyder informed HAC that DE State Tourism is doing a history trail throughout the state and would like to erect a sign advertising the trail. The corner of Market and Delaware Streets is proposed for sign placement and will be placed directly under the 'handicapped' sign. *(A copy of the sign was distributed to HAC before the meeting.)* There is only one (1) sign in the city.

Action: Ms. Fiske made a motion to approve the sign as submitted. Mr. McDowell seconded the motion.

Disposition: The motion was approved.

Old Business – Ms. Monigle has talked to Mr. Bergstrom about the matter involving 125 Delaware Street (1 East 2nd Street) and it will be revisited at a later time.

Note – The matter of 46 E. 4th Street was discussed further. Mr. McDowell made a motion to replace the windows, the doors need to be wood doors, and if this is not done they will not be issued a certificate of occupancy. The motion did not receive a second. Members attempted to listen to recordings after the meeting, but the equipment needed was not available to make this possible.

Approval of Minutes – Ms. Fiske made a motion to approve the meeting minutes for September 2011. Mr. McDowell seconded the motion and the motion was approved.

Adjournment -- There being no further business to address, the meeting was adjourned at 8 p.m.

Respectfully submitted,

Debbie Turner

Debbie Turner
Stenographer